

Prepared by and return to:

Manuel L. Crespo, Esq.  
Attorney at Law  
Greenspoon Marder LLP  
600 Brickell Ave, Suite 3600  
Miami, FL 33131  
305-789-2770  
File Number: 60649.0001  
Will Call No.:

Parcel Identification No. 12-2226-044-1560

\_\_\_\_\_  
[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 15th day of August, 2019 between Seafront Properties LLC, a Florida limited liability company whose post office address is 88 Wood Lane, Woodmere, NY 11598 of the County of Nassau, State of New York, grantor\*, and FVV23 LLC, a Florida limited liability company whose post office address is 3874 Sheridan Street, Hollywood, FL 33021 of the County of Broward, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

**Unit 1508 of Residences at One Bal Harbour Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 26014, Page 98, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Further subject to the above described Declaration of Condominium, which Grantee herein agrees to observe and perform. Together with all of the appurtenances to said condominium unit. See condominium certificate of approval attached.**

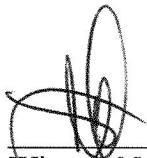
**Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

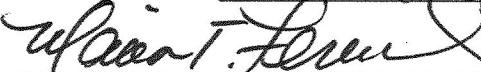
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Manuel Crespo



Witness Name: Mania T. Hernandez

Seafront Properties LLC, a Florida limited liability company

By: Steven Fruman  
Steven Fruman, Manager

Steven Fruman by Igor Fruman,  
as his attorney-in-fact

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2019 by Steven Fruman, Manager of Seafront Properties LLC, a Florida limited liability company, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



**Manuel L. Crespo**  
COMMISSION # GG280632  
EXPIRES: Feb. 19, 2023  
Bonded Thru Aaron Notary

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Consent and Approval of Unit Transfer**  
**The Residences at One Bal Harbour Condominium Association, Inc**

In accordance with Section 16.1 of the Declaration of Condominium for The Residences at One Bal Harbour, a Condominium, recorded in Official Records Book **ORB 26014**, Page **98** of the Public Records of Miami-Dade County (the "Declaration"), **The Residences at One Bal Harbour Condominium Association, Inc.**, a not-for-profit Florida corporation ("Association"), does hereby consent and approve of the Sale of **Unit 1508** in the Condominium ("Premises") from

**SEAFRONT PROPERTIES LLC ("Seller") to FVV23 LLC, a Florida limited liability company ("Purchaser")**.

Purchaser shall be responsible for promptly notifying Association in writing after Purchaser has taken possession of the Premises and shall promptly provide Association with a copy of the recorded deed used to transfer title to the Premises from Seller to Purchaser.

**This Condo Consent & Approval shall be recorded in the appropriate Public Records with Warranty DEED**

This Consent and Approval is granted and executed the 8<sup>th</sup> day of August, in the year 2019.

Witnesses:

  
 Print Name: Russell Smith

  
 Print Name: S. K. Johnson

THE RESIDENCES AT ONE BAL  
HARBOUR CONDOMINIUM  
ASSOCIATION, INC.

By:   
 Name: S. K. Johnson  
 Title: Property Manager

